



GAIL FARBER, Director

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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ALHAMBRA, CALIFORNIA 91803-1331

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ADDRESS ALL CORRESPONDENCE TO:
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ALHAMBRA, CALIFORNIA 91802-1460

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

June 14, 2016

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

59 June 14, 2016

LORI GLASGOW
EXECUTIVE OFFICER

Dear Supervisors:

**RESOLUTION OF SUMMARY VACATION
FOR ABANDONMENT OF OFFERS TO DEDICATE ROAD AND
DRAINAGE EASEMENTS AND VACATION OF SLOPE EASEMENTS
NORTH OF JOHNSON ROAD AND EAST OF LIMERIDGE DRIVE
IN THE UNINCORPORATED COMMUNITY OF ELIZABETH LAKE
(SUPERVISORIAL DISTRICT 5)
(3 VOTES)**

SUBJECT

This action will allow the County of Los Angeles to abandon offers of dedication for road and drainage easements and vacate slope easements north of Johnson Road and east of Limeridge Drive, in the unincorporated community of Elizabeth Lake, that are no longer needed for public use.

IT IS RECOMMENDED THAT THE BOARD:

1. Find this action categorically exempt from the provisions of the California Environmental Quality Act.
2. Find that the offers of dedication for road and drainage easements and the easements for slope purposes north of Johnson Road and east of Limeridge Drive, in the unincorporated community of Elizabeth Lake, have not been used for the purpose for which they were dedicated or acquired for 5 consecutive years immediately preceding the proposed vacation and that they may, therefore, be vacated, pursuant to Section 8333(a) of the California Streets and Highways Code.
3. Find that the offers of dedication for road and drainage easements and the easements for slope purposes north of Johnson Road and east of Limeridge Drive, in the unincorporated community of Elizabeth Lake, have been determined to be excess and not required for street and highway

purposes and that they may, therefore, be vacated, pursuant to Section 8334(a) of the California Streets and Highways Code.

4. Find that the offers of dedication for drainage easements north of Johnson Road and east of Limeridge Drive, in the unincorporated community of Elizabeth Lake, are no longer required for public use and that they may, therefore, be abandoned, under the authority of Section 5400 of the California Health and Safety Code.

5. Find that the offers of dedication for road easements north of Johnson Road and east of Limeridge Drive, in the unincorporated community of Elizabeth Lake, are not useful as nonmotorized transportation facilities, as required by Section 892 of the California Streets and Highways Code.

6. Terminate the offers of dedication for road and drainage easements north of Johnson Road and east of Limeridge Drive, in the unincorporated community of Elizabeth Lake, and abandon the County of Los Angeles' right to accept the offers of dedication pursuant to Section 66477.2(c) of the California Government Code.

7. Adopt the Resolution of Summary Vacation, pursuant to Section 8335 of the California Streets and Highways Code.

8. Upon approval, authorize the Director of Public Works or her designee to record the certified original resolution with the office of the Registrar-Recorder/County Clerk of the County of Los Angeles.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to find that the project is categorically exempt from the California Environmental Quality Act (CEQA) and allow the County of Los Angeles to abandon the offers of dedication for road and drainage easements and vacate the easements for slope purposes north of Johnson Road and east of Limeridge Drive (Easements), in the unincorporated community of Elizabeth Lake, since the Easements no longer serve the purpose for which they were dedicated and are not required for public use.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness/Fiscal Sustainability (Goal 1). The vacation of the Easements will reduce the County's exposure to potential liability.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

The applicant has paid \$4,500 in fees to defray the expense of the investigation. This amount has been deposited into the Road Fund. The fees were authorized by the Board in a resolution adopted May 4, 1982, Synopsis 62, and as prescribed in Section 8321 (d) of the California Streets and Highways Code.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The area of the offer of dedication for road easements to be abandoned contains approximately 32.20 acres, the area of the offer of dedication for drainage easements to be abandoned contains approximately 1.83 acres, and the area of the slope easements to be vacated contains approximately 59.20 acres, all as shown on the map attached to the enclosed Resolution of Summary Vacation.

The County's interest in the Easements was acquired in 1973 by dedication in Tract No. 29445, recorded in Book 830, pages 27 through 43, of Maps, in the office of the Registrar-Recorder/County Clerk of the County as offers to dedicate for Future Street and Future Drainage Easement and easements for slope purposes.

The offers of dedication for road and drainage purposes were never accepted by the County, no improvements were ever made to the right of way by the County, and these areas have never been used for County road or drainage purposes.

Land Veritas Corporation, on behalf of LV-BP Investors Ranch, LLC, the underlying property owner, requested the vacation and abandonment to preserve the area as conservation land and habitat for special status species in perpetuity. The vacation and abandonment are a prerequisite for recordation of the conservation easement.

The California Streets and Highways Code Section 8333(a) provides that the legislative body of a local agency may summarily vacate a public service easement if the easement has not been used for the purpose for which it was dedicated or acquired for 5 consecutive years immediately preceding the proposed vacation.

The California Streets and Highways Code Section 8334(a) provides that the legislative body of a local agency may summarily vacate any excess right of way of a street or highway not required for street and highway purposes.

The California Health and Safety Code Section 5400 provides that the board of supervisors of a county may vacate or abandon easements for sewage or drainage purposes whenever it determines that they are no longer required for public use.

The California Streets and Highways Code Section 892(a) provides that rights-of-way established for other purposes by cities, counties, and local agencies shall not be abandoned unless the governing body determines that rights-of-way or parts thereof are not useful as a nonmotorized transportation facility. A nonmotorized transportation facility is defined in Section 887 of the California Streets and Highways Code as a facility designed primarily for the use of pedestrians, bicyclists, or equestrians.

California Government Code Section 66477.2(c) provides that offers of dedication which are covered by subdivision (a) may be terminated and abandoned in the same manner as prescribed for the summary vacation of streets by Part 3 (commencing with Section 8300) of Division 9 of the California Streets and Highways Code.

The California Streets and Highways Code Section 8335 provides that upon making the required finding, the legislative body of a local agency may effectuate the summary vacation of a street, highway, or public service easement by adopting a resolution of vacation.

Adoption of the enclosed resolution and the subsequent recordation will terminate the County's rights and interest in the Easements and will result in the property being unencumbered by the Easements and available to the property owner for use without restriction of the Easements.

ENVIRONMENTAL DOCUMENTATION

This action is categorically exempt from the provisions of CEQA, as specified in Sections 15305 and 15321 of the CEQA Guidelines, which state that the class of projects consisting of minor alterations in land use, limitations, and actions to revoke entitlement for use, issued and adopted by the regulatory agency, have been determined not to have a significant effect on the environment.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

This action will not have a significant impact on current services.

CONCLUSION

Please return one adopted copy of this letter and one original and one copy of the resolution to the Department of Public Works, Survey/Mapping & Property Management Division, together with a copy of the Board's minute order. Retain one original for your files.

Respectfully submitted,

A handwritten signature in black ink that reads "Gail Farber". The signature is written in a cursive, flowing style.

GAIL FARBER

Director

GF:SGS:tw

Enclosures

c: Auditor-Controller (Accounting Division—Asset
Management)
Chief Executive Office (Rochelle Goff)
County Counsel
Executive Office

**RESOLUTION OF SUMMARY VACATION
FOR ABANDONMENT OF OFFERS TO DEDICATE ROAD AND DRAINAGE
EASEMENTS AND VACATION OF SLOPE EASEMENTS NORTH OF
JOHNSON ROAD AND EAST OF LIMERIDGE DRIVE**

THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES
HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

1. The County of Los Angeles is the recipient of offers of dedication for road and drainage easements and the holder of easements for slope purposes (hereinafter referred to as the Easements) in, over, and across the real property as legally described in Exhibit A and depicted on Exhibit B, both attached hereto. The Easements, north of Johnson Road and east of Limeridge Drive, are located in the unincorporated community of Elizabeth Lake in the County of Los Angeles, State of California.
2. The Easements have not been used for the purpose for which they were dedicated or acquired for five (5) consecutive years immediately preceding the proposed vacation.
3. The Easements are no longer required for public use.
4. The Easements have been determined to be excess and not required for public road and highway purposes.
5. The Easements are not useful as nonmotorized transportation facilities as required by Section 892 of the California Streets and Highways Code.
6. The Easements are hereby abandoned and vacated pursuant to Section 66477.2(c) of the California Government Code, Section 5400 of the California Health and Safety Code, and Chapter 4, Part 3, Division 9, of the California Streets and Highways Code, commencing with Section 8330.
7. The Director of Public Works or her designee is authorized to record the certified original resolution in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, at which time the Easements will be terminated and the County's right to accept said offers of dedication will be abandoned.
8. From and after the date this resolution is recorded, the Easements will no longer constitute street, highway, or public service easements.

The foregoing resolution was on the 14th day of June 2016 adopted by the Board of Supervisors of the County of Los Angeles and ex officio of the governing body of all other special assessment and taxing districts for which said Board so acts.

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By


Deputy

LORI GLASGOW
Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By


Deputy



RA:tw

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EXHIBIT A

Project Name: Future Streets, Future Drainage Easements,
and Slope Easements north of Johnson
Road and east of Limeridge Drive

JOHNSON ROAD 3-1VAC

Includes: Parcels No. 3-1ABN & 3-1ABN.1

A.M.B. 3224-001 & 3224-035

T.G. 4103-B3

I.M. 339-177 & 354-177

R.D. 551

S.D. 5

M1588102, M1588103, & M1588104

LEGAL DESCRIPTION

PARCEL NO. 3-1VAC (Vacation of slope easement):

Those certain parcels of land in Lots 1 through 23 and Lots 25 through 43 of Tract No. 29445, as shown on map filed in Book 830, pages 27 through 43, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, designated as "... EASEMENT TO THE COUNTY OF LOS ANGELES FOR SLOPE PURPOSES" on said map.

Total area containing: 59.20± acres

PARCEL NO. 3-1ABN (Abandonment of an offer to dedicate road easement):

Those certain parcels of land in Lots 1 through 43 of above-mentioned Tract No. 29445, designated as "FUTURE STREET" on above-mentioned map.

Total area containing: 32.20± acres

PARCEL NO. 3-1ABN.1 (Abandonment of an offer to dedicate drainage easement):

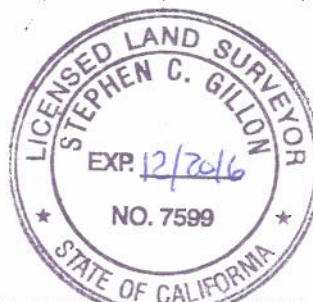
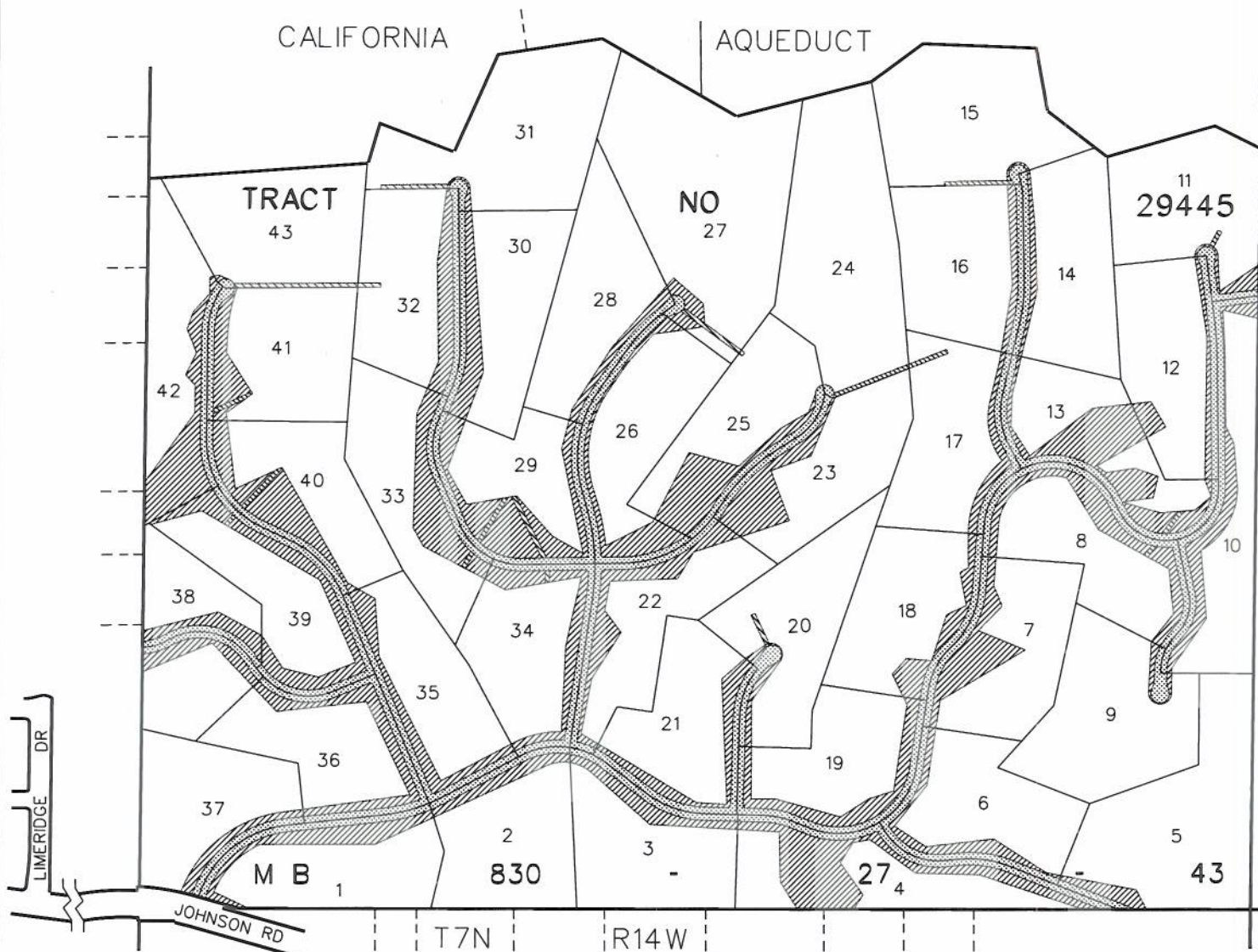
Those certain 20-foot wide strips of land in Lots 8, 11, 13, 15, 17, 20, 24, 25, 27, 29, 31, 32, 33, 34, 39, 40, 41, and 43 of above-mentioned Tract No. 29445, designated as "...FUTURE EASEMENT TO THE COUNTY OF LOS ANGELES FOR DRAINAGE PURPOSES" on above-mentioned map.

Total area containing: 1.83± acres



APPROVED AS TO DESCRIPTION	
By	
	LICENSED LAND SURVEYOR
	Los Angeles County Department of Public Works
Dated	MARCH 21, 2016




EXHIBIT B



BY [Signature] 3/21/16
 LICENSED SURVEYOR DATE

ALL IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES

LEGEND (AREAS TO BE VACATED/ABANDONED)

-  PROPOSED VACATION OF SLOPE EASEMENTS (3-1VAC)
TOTAL AREA = 59.20± AC
-  PROPOSED ABANDONMENT OF FUTURE STREETS (3-1ABN)
TOTAL AREA = 32.20± AC
-  PROPOSED ABANDONMENT OF FUTURE DRAINAGE (3-1ABN.1)
TOTAL AREA = 1.83± AC

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY/MAPPING & PROPERTY MANAGEMENT DIVISION

T.G. 4103-B3	FUTURE STREETS, FUTURE DRAINAGE EASEMENTS, AND SLOPE EASEMENTS NORTH OF JOHNSON ROAD AND EAST OF LIMERIDGE DRIVE		
I.M. 339-177 & 354-177			
S.D. 5			
R.D. 551			
DATE 3-16-16	SCALE: NO SCALE	PROJECT NOS.: M1588102, M1588103, & M1588104	
PREPARED BY R.AVANCENA	REVIEWED BY T. TRUONG	PROJECT I.D. MPV0000173	A.M.B. 3224-1 & 3224-35